





**** CLOSE TO THE TOWN
AND BACKS ONTO THE
SCHOOL PLAYING FIELDS
**** Terraced property
offered for sale with no
upward chain. In brief the
property offers a hall,
lounge, dining kitchen, two
bedroom and a bathroom.
Good size rear garden.



HALL

Entrance door into the hall with stairs to the first floor and door to -

LOUNGE

Feature fireplace with living flame coal effect gas fire, radiator and upvc double glazed window.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted double oven and a hob, plumbing and space for a washing machine, further appliance spaces, quarry tiled floor, radiator, under stairs storage cupboard. Upvc double glazed window and door to the garden.

FIRST FLOOR LANDING

Loft access and doors -

BEDROOM 1

Storage cupboard, radiator and upvc double glazed window.

BEDROOM 2

Radiator and upvc double glazed window.

BATHROOM

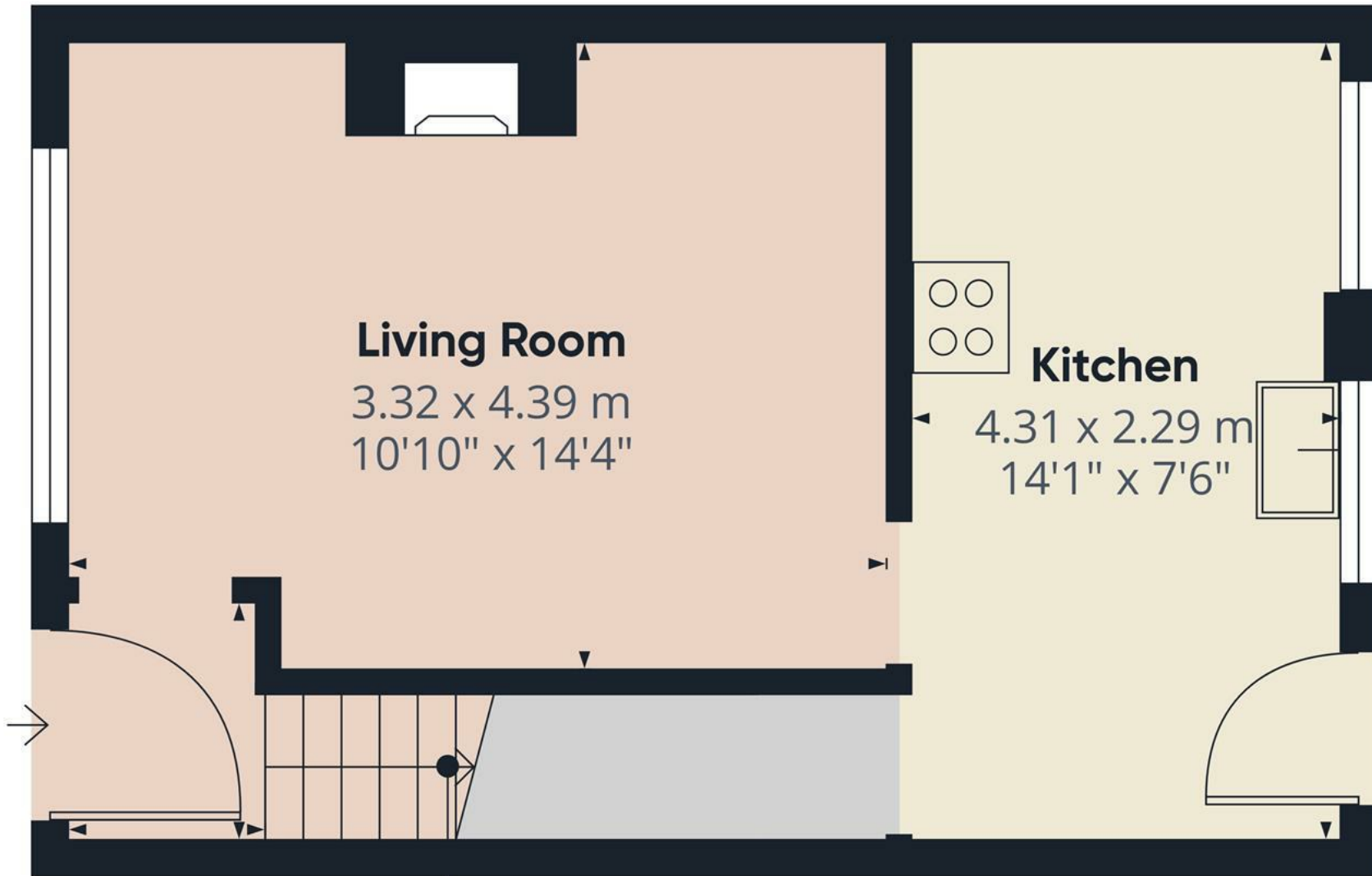
Bath with a shower over, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

OUTSIDE

Front fore garden, side shared access to the rear garden offering a lawn and seating areas.







Living Room

3.32 x 4.39 m
10'10" x 14'4"

Kitchen

4.31 x 2.29 m
14'1" x 7'6"

Hallway

1.28 x 1.12 m
4'2" x 3'7"

Approximate total area⁽¹⁾

28 m²

302 ft²

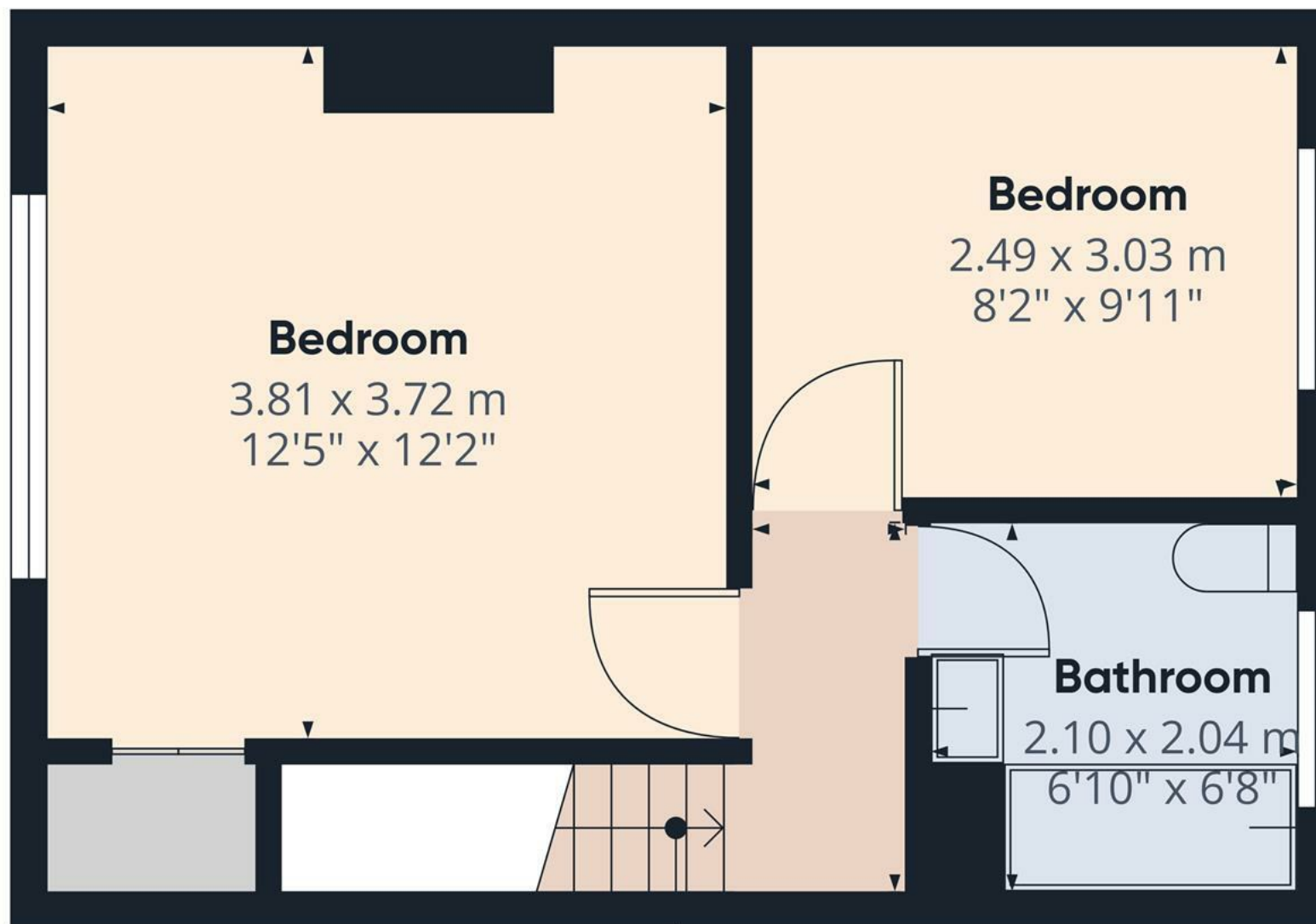
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Landing
2.10 x 0.88 m
6'10" x 2'10"

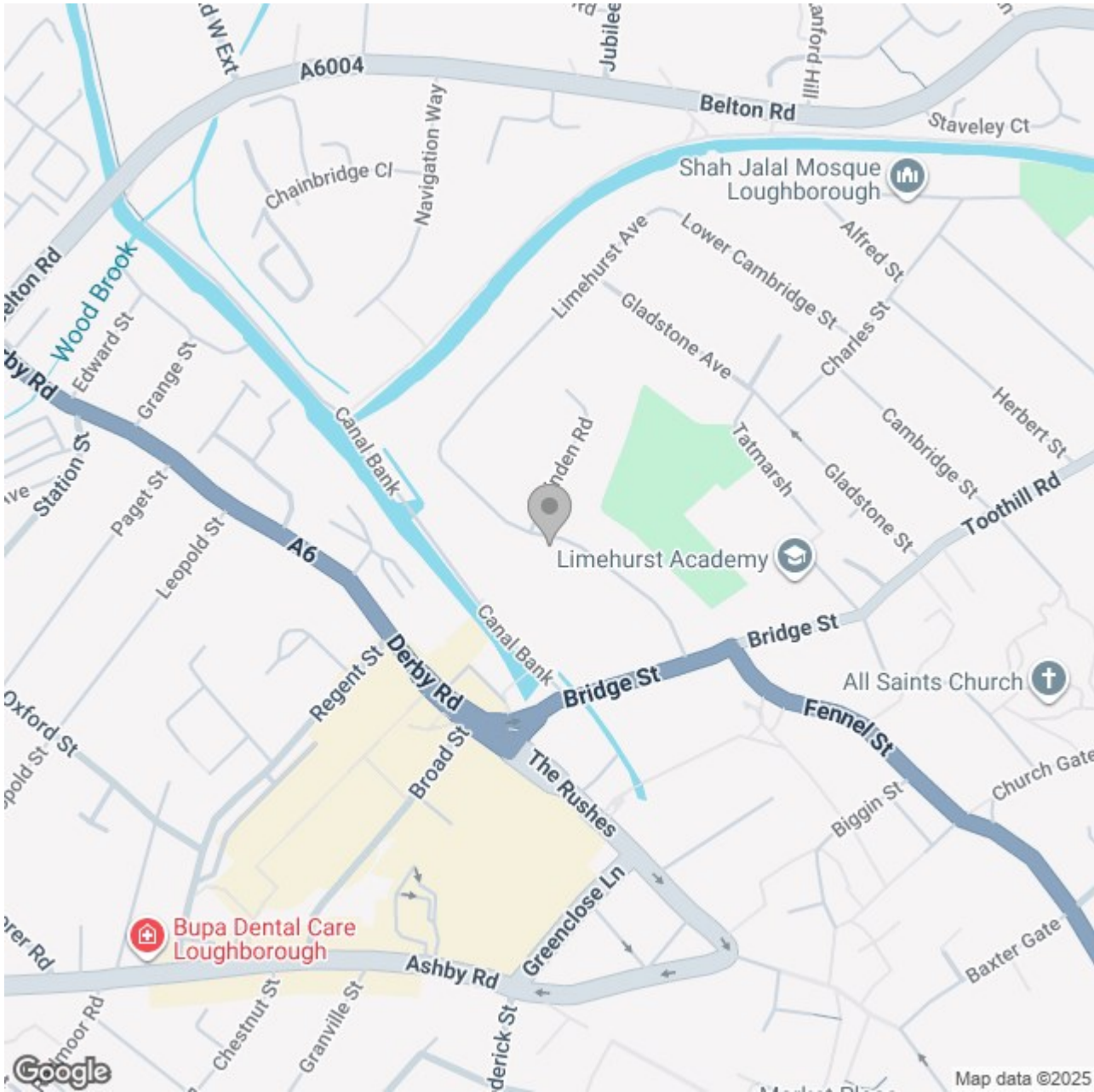
Floor 1

Approximate total area⁽¹⁾
28.8 m²
311 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	